

BEATTY INSPECTION SERVICES
CONSTRUCTION LENDER SERVICES
HOME INSPECTION SERVICES

Inspection Report

Ms. Minoka Nugent RBCDC

Property Address:
1052 W 30th St.
Riviera Beach FL 33404



BEATTY INSPECTION SERVICES

Mark B. Beatty HI #1148
33 E. Center St.
Jupiter, FL 33477
561-744-4780

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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	•			•	Roof Covering: 3-Tab fiberglass
1.1	FLASHINGS	•				Viewed roof covering
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				from: Walked roof
1.3	ROOF DRAINAGE SYSTEMS			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 The roof is of a hip design and consists of asphalt shingles installed over 30# roofing felt, tin tagged to exterior grade plywood roof sheathing attached to pre-engineered wood roof trusses. The roof is original and is approximately ten (10) years old. The remaining economic life is estimated at approximately 10 years.

Overgrown vegetations has damaged several roof shingles.



Roof Covering



Damaged Roof Shingle

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	DOORS (Exterior)	•				Siding Style: Cement stucco
2.1	WALL CLADDING FLASHING AND TRIM	•				Siding Material: Masonry
2.2	WINDOWS	•			•	Exterior Entry Doors: Steel
2.3	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			•	Driveway: Dirt
2.4	EAVES, SOFFITS AND FASCIAS	•				
2.5	WDO REPORT	•			•	

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IN NI NP RR

Comments:

2.2 Security panels have been placed over the windows which prevented operational access.

2.3 The vegetation is overgrown and is brushing up against the roof covering.



Overgrown Vegetation

2.5 The WDO Report performed by Highland Pest Control identified Wood Decaying Fungi in the fascia on front of house above front entrance on both sides.



Wood Rot - East Fascia



Wood Rot - West Fascia

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

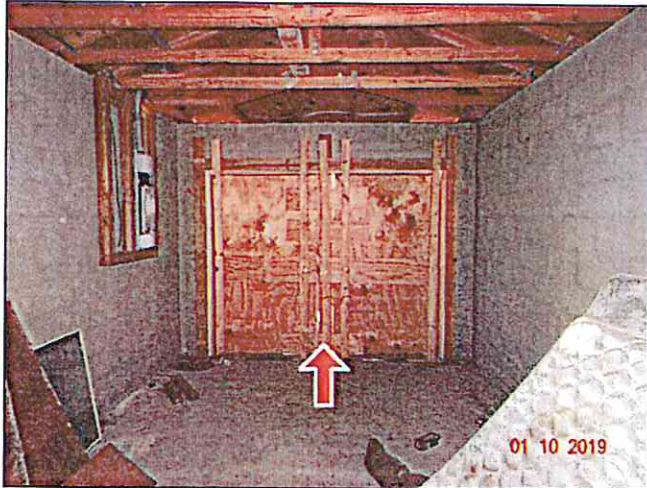
		IN	NI	NP	RR
3.0	GARAGE CEILINGS	•			•
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			•
3.2	GARAGE FLOOR	•			•
3.3	GARAGE DOOR (S)	•			•
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			•

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IN NI NP RR

Comments:

- 3.0 The garage ceiling is unfinished.
- 3.1 The fire rated partition between the garage and the interior has not been installed.
- 3.2 The garage floor is unfinished.
- 3.3 The overhead garage door has not been installed.



Missing Overhead Door

- 3.4 The garage pedestrian door has not been installed.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	•			•	Ceiling Materials: Gypsum Board Unfinished Floor Covering(s): Unfinished Window Types: Single-hung
4.1	WALLS	•			•	
4.2	FLOORS	•			•	
4.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			•	
4.4	DOORS (REPRESENTATIVE NUMBER)	•			•	
4.5	WINDOWS (REPRESENTATIVE NUMBER)	•			•	
4.6	MOLD	•				

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IN NI NP RR

Comments:

4.0 The ceilings are unfinished.



Unfinished Ceiling

4.1 The walls are unfinished.



Unfinished Walls

- 4.2 The floors are unfinished.
- 4.3 The cabinets have not been installed.
- 4.4 The interior doors have not been installed.
- 4.5 The window located on the North wall of the Master bedroom is damaged.



Damaged Window - Master Bedroom

4.6 See separate Mold Assessment Report.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

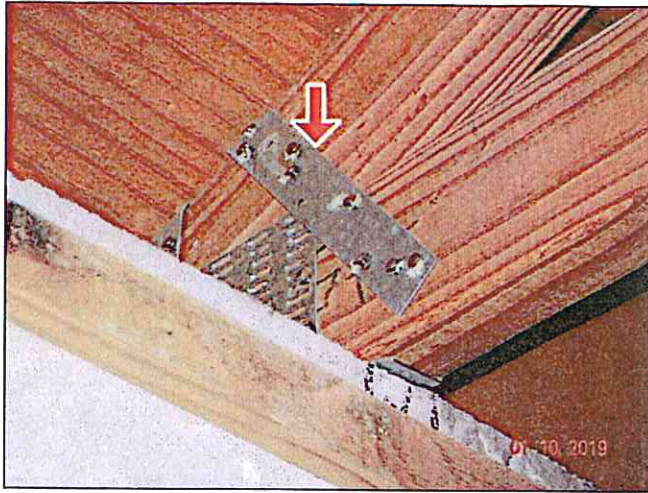
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete
5.1	WALLS (Structural)	•				Floor Structure: Slab
5.2	COLUMNS OR PIERS	•				Wall Structure: Masonry
5.3	FLOORS (Structural)	•				Columns or Piers: Concrete piers
5.4	CEILINGS (structural)	•				Ceiling Structure: 2X4
5.5	ROOF STRUCTURE AND ATTIC	•				Roof Structure: Engineered wood trusses
						Roof-Type: Hip

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Comments:

5.5 The roof trusses are secured to the top of the exterior framing sole plate by means of hurricane tie-down straps.



Hurricane Strap

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			•
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			•

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Styles & Materials

Water Source:
Public

Plumbing Water

Supply (into home):
Copper
PVC

Plumbing Water

Distribution (inside home):
Copper

Plumbing Waste:
PVC

Water Heater Power

Source:
Electric

Water Heater

Capacity:
Unknown

Comments:

- 6.0** The plumbing drain, waste and vent system has not been completed.
- 6.1** The plumbing water supply and distribution systems and fixtures has not been installed.
- 6.2** The water heated has not been installed.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN NI NP RR Styles & Materials

		IN	NI	NP	RR	
7.0	SERVICE ENTRANCE CONDUCTORS	•			•	Electrical Service Conductors: Overhead service Panel capacity: 200 AMP Panel Type: Circuit breakers Wiring Methods: Romex
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			•	
7.2	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	
7.3	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			•	
7.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.5	SMOKE DETECTORS	•			•	

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IN NI NP RR

Comments:

7.0 The electrical service wiring has not been completed.



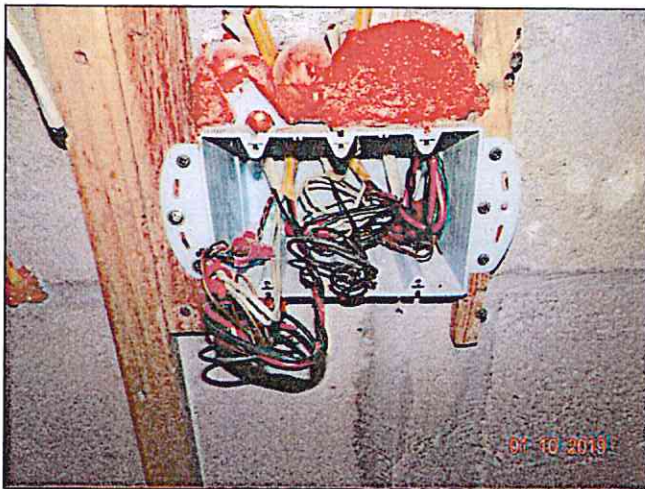
Electrical Panel - East Interior Wall



Electrical Panel - East Wall

7.1 The electrical panels have not been wired.

7.2 The electrical wiring has not been completed.



Unfinished Wiring



Unfinished Wiring



Unfinished Wiring

7.3 The residence should contain GFCI protected outlets in the kitchen, bathrooms, garage and outside locations. The interior wiring was never completed.

7.4 The electrical panel is located on the East interior wall of the garage.

7.5 The smoke detectors were never installed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	•			•	Heat Type: Heat Pump Forced Air (also provides cool air) None
8.1	NORMAL OPERATING CONTROLS			•		Ductwork: Insulated
8.2	AUTOMATIC SAFETY CONTROLS			•		Cooling Equipment
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	Energy Source: Electricity
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			•		Central Air
8.5	COOLING AND AIR HANDLER EQUIPMENT			•		Manufacturer: NONE
8.6	NORMAL OPERATING CONTROLS			•		Number of AC Only
8.7	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM			•		Units: One

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IN NI NP RR

Comments:

8.0 The heating equipment has not been installed.

8.3 The AC distribution system is damaged.



Damaged AC duct

8.5 The cooling and air handler equipment has not been installed.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•			•	Attic Insulation: None
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				Ventilation: Soffit Vents
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•			•	Exhaust Fans: None
						Dryer Power Source: 220 Electric
						Dryer Vent: Flexible Metal

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Comments:

9.0 The attic insulation is not installed.

9.2 The venting equipment has not been installed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER		•			Dishwasher Brand: NONE
10.1	RANGES/OVENS/COOKTOPS		•			Disposer Brand: NONE
10.2	RANGE HOOD		•			Exhaust/Range hood: NONE
10.3	FOOD WASTE DISPOSER		•			Range/Oven: NONE
10.4	MICROWAVE COOKING EQUIPMENT		•			Built in Microwave: NONE
10.5	REFRIGERATOR		•			Refrigerator: NONE
10.6	WASHER/DRYER		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 The dishwasher has not been installed.

10.1 The oven has not been installed.

10.2 The range hood has not been installed.

10.3 The food waste disposer has not been installed.

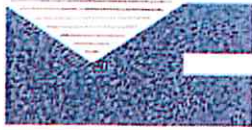
10.4 The microwave cooking equipment has not been installed.

10.5 The refrigerator has not been installed.

10.6 The washer and dryer have not been installed.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



BEATTY INSPECTION SERVICES
CONSTRUCTION LENDER SERVICES
HOME INSPECTION SERVICES

BEATTY INSPECTION SERVICES

**33 E. Center St.
Jupiter, FL 33477
561-744-4780**

Customer

Ms. Minoka Nugent RBCDC

Address

1052 W 30th St.
Riviera Beach FL 33404

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

General Summary

1.0 ROOF COVERINGS

Inspected, Repair or Replace

The roof is of a hip design and consists of asphalt shingles installed over 30# roofing felt, tin tagged to exterior grade plywood roof sheathing attached to pre-engineered wood roof trusses. The roof is original and is approximately ten (10) years old. The remaining economic life is estimated at approximately 10 years.

Overgrown vegetations has damaged several roof shingles.



Roof Covering



Damaged Roof Shingle

2. Exterior

General Summary

2.2 WINDOWS

Inspected, Repair or Replace

Security panels have been placed over the windows which prevented operational access.

2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The vegetation is overgrown and is brushing up against the roof covering.



Overgrown Vegetation

2.5 WDO REPORT

Inspected, Repair or Replace

The WDO Report performed by Highland Pest Control identified Wood Decaying Fungi in the fascia on front of house above front entrance on both sides.



Wood Rot - East Fascia



Wood Rot - West Fascia

3. Garage

General Summary

3.0 GARAGE CEILINGS

Inspected, Repair or Replace

The garage ceiling is unfinished.

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected, Repair or Replace

The fire rated partition between the garage and the interior has not been installed.

3.2 GARAGE FLOOR

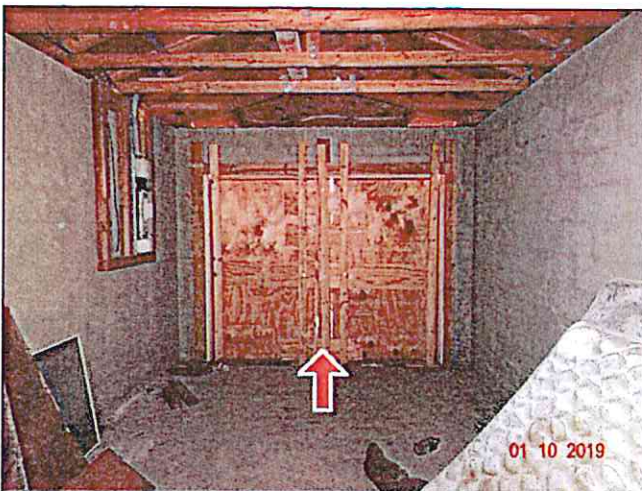
Inspected, Repair or Replace

The garage floor is unfinished.

3.3 GARAGE DOOR (S)

Inspected, Repair or Replace

The overhead garage door has not been installed.



Missing Overhead Door

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Inspected, Repair or Replace

The garage pedestrian door has not been installed.

4. Interiors**General Summary****4.0 CEILINGS****Inspected, Repair or Replace**

The ceilings are unfinished.



Unfinished Ceiling

4.1 WALLS**Inspected, Repair or Replace**

The walls are unfinished.



Unfinished Walls

4.2 FLOORS**Inspected, Repair or Replace**

The floors are unfinished.

4.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**Inspected, Repair or Replace**

The cabinets have not been installed.

4.4 DOORS (REPRESENTATIVE NUMBER)

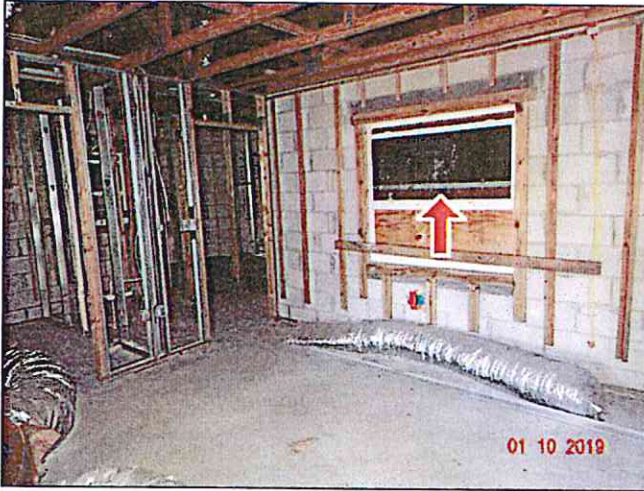
Inspected, Repair or Replace

The interior doors have not been installed.

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The window located on the North wall of the Master bedroom is damaged.



Damaged Window - Master Bedroom

6. Plumbing System

General Summary

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

The plumbing drain, waste and vent system has not been completed.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

The plumbing water supply and distribution systems and fixtures has not been installed.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

The water heated has not been installed.

7. Electrical System

General Summary

7.0 SERVICE ENTRANCE CONDUCTORS

Inspected, Repair or Replace

The electrical service wiring has not been completed.



Electrical Panel - East Interior Wall



Electrical Panel - East Wall

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

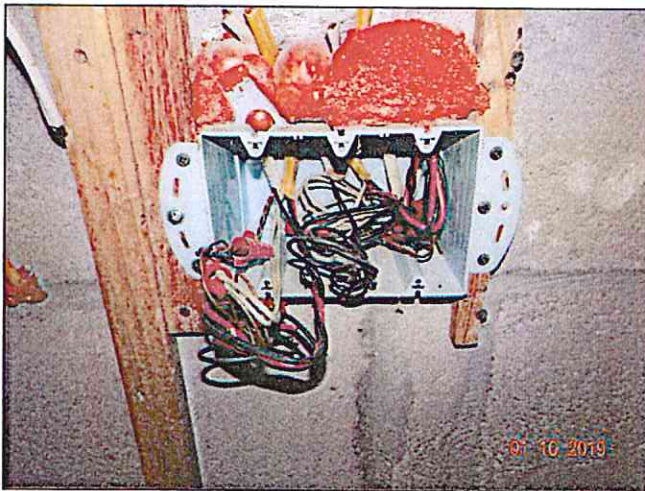
Inspected, Repair or Replace

The electrical panels have not been wired.

7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

The electrical wiring has not been completed.



Unfinished Wiring



Unfinished Wiring



Unfinished Wiring

7.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

The residence should contain GFCI protected outlets in the kitchen, bathrooms, garage and outside locations. The interior wiring was never completed.

7.5 SMOKE DETECTORS

Inspected, Repair or Replace

The smoke detectors were never installed.

8. Heating / Central Air Conditioning

General Summary

8.0 HEATING EQUIPMENT

Inspected, Repair or Replace

The heating equipment has not been installed.

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

The AC distribution system is damaged.



Damaged AC duct

9. Insulation and Ventilation

General Summary

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

The attic insulation is not installed.

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

The venting equipment has not been installed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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